



Town of Middletown

Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

PLANNING BOARD MINUTES

NOVEMBER 5, 2015

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Charlene Rose-Cirillo, Chair
Art Weber, Vice Chair
Betty Jane Owen, Secretary
Matthew Sullivan
Paul Croce
John Ciummo

Ron Wolanski, Planning Director
Drew Pflaumer, Principal Planner
Peter Regan, Town Solicitor

Member absent:

Jan Eckhart

The meeting was called to order by Ms. Cirillo at 6:00pm.

1. Public Workshop – Presentation and discussion of proposed amendments to the Middletown Zoning Map to address required consistency with the Future Land Use Plan of the Middletown Comprehensive Community Plan.

Ms. Cirillo stated that this meeting is to accept public input on proposed zoning map amendments to provide for consistency between the comprehensive plan's Future Land Use Plan, and the zoning map. The board will accept comments and answer questions, and reconvene at a later date to determine its recommendations to the Town Council.

Mr. Wolanski described the process for adopting zone changes, and reviewed each of the six proposed changes. Regarding the Honeyman Ave. parcel proposed to be rezoned from residential to limited business, he stated that he had received residents' concerns about the proposal. He recommended that the Planning Board consider restricting access to the parcel from Honeyman Ave. if the zone change moves forward.

Following Mr. Wolanski's presentation, on a motion by Mr. Weber, seconded by Ms. Owen, the meeting was opened for public input.

Regarding the proposed amendment impacting several lots on West Main Rd., Map 1:

Scott Jestings of 62 Oliphant stated that he lives near Bailey's Brook and is concerned about drainage issues downstream of the proposed zoning change. He is experiencing flooding due to lack of maintenance of the brook.

Mr. Wolanski stated that the proposal isn't expected to generate any new development as the affected properties primarily small lots which are already developed, and no increase in development is expected to result from the zone change.

Mr. Weber stated that particular concerns regarding the brook should be brought to the attention of the Dept. of Public Works.

Vince Scarrano, on behalf of the Rhode Island Airport Corporation, stated RIAC's opposition to the proposed change as the area is in the approach to runway 16, raising concerns about impacts to the residents.

Regarding the Boulevard/Tibbetts properties, Map 2, there were no public comments.

Regarding proposed zone changes to properties on Forest Ave., Map 3:

Alice Curran of 429 Forest Ave. stated that she owns two of the subject parcels and supports the rezoning to residential. She questioned why abutting West House was not included. She does not want to lose the current senior housing through a conversion of the property to commercial use.

Mr. Wolanski stated that the property was developed as part of the Enterprise Center office park, even though it is currently in residential use. He will note the suggestion for future discussion.

Regarding the proposed rezoning at Two-mile corner, the Bank Newport property, Map 4, there were no public comments.

Regarding the rezoning involving property on Honeyman Ave., Map 5:

Frank Campbell of 181 Honeyman Ave. stated that he is concerned about setting precedent for commercial development to creep from Aquidneck to Honeyman. He is concerned that this property is not being rezoned as part of a larger block but rather to serve an individual.

Regarding the proposed rezoning on Paradise Ave., Map 6:

Kathleen Greenman of 300 Paradise Ave stated that she is concerned about a zoning change spurring a change in tax assessment of property. She asked what the impact on tax assessment would be. She also asked about the rationale for a change to R-60 for some lots and R-40 for others.

Mr. Wolanski stated that he would seek input from the tax assessor on the impact of the change on tax assessments. Regarding the rationale for the changes, he noted that properties on the east side of Paradise Ave. are generally larger and zoned R-60, while properties on the west side of Paradise Ave. are generally smaller. The proposed change is intended to match this pattern.

Closure of public input portion of the meeting.

Ms. Cirillo reiterated that there will be another meeting of the Planning Board to discuss the proposed changes at a later date.

Motion to adjourn by Mr. Weber, seconded by Ms. Owen. Vote: 6-0-0.

Meeting adjourned at 6:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director